

SUBJECT:

A report and recommendation on a zone change for 5731 and 5749 Panama Street from PD-3 to RF-R located in the community of California.

GENERAL INFORMATION:

Location: 5731 and 5749 Panama Street (map attached)

Owner:

William Schmidter
7540 Algonquin Drive
Cincinnati Ohio 45243

Petitioner:

City of Cincinnati

Purpose:

To apply a zoning designation to the property prior to the expiration of the existing zoning (Planned Development District #3) in February 2007.

BACKGROUND:

In 2000 a Planned Unit Development was approved for the 2.8-acre site. The plan consisted of 20 dwelling units in two buildings to be elevated out of the flood plain. Planned Development District No. 3 (PD-3) was established with the adoption of the Zoning Code in 2004 to reflect proposed development; however no permits were ever issued for this project. Since construction was not diligently pursued, the PD zoning designation will expire in February 2007.

After conducting a zoning study for the site, staff is proposing that the Riverfront Recreation/Residential (RF-R) is an appropriate zoning designation because it is compatible with the surrounding zoning and with proposed uses for the site.

EXISTING CONDITIONS:

Adjacent Land Use and Zoning:

North: RF-R

East: RF-R

South: RF-R

West: Ohio River

Existing Plans:

There are no current plans for the California community.

PUBLIC COMMENT:

Department of Community Development and Planning staff conducted a public conference on this zone change request on June 15, 2006. Those in attendance were William Schmidter, the property owner, and adjacent property owners Jean and Mike Davis. City Staff in attendance were Jennifer Walke and Margaret Donohue, Intern. The property owner supports the proposed change. Jean and Mike Davis were concerned about future development of the site. William Schmidter explained future uses would consist of condominiums, single-family homes or boat storage. No objections were raised to the proposed change.

No comment was received from the California Council.

ANALYSIS OF PROPOSED CHANGE:

The subject area is located along the Ohio River. The remaining three sides of the subject area are adjacent to RF-R zoning districts. Riverfront Recreation/Residential zoning designation is consistent with the future uses of the site desired by the owner.

CONCLUSION:

1. The property is located along the riverfront.
2. The proposed zoning is compatible with adjacent zoning.
3. The proposed zoning is compatible with proposed uses of the site.

RECOMMENDATION:

Department of Community Development and Planning staff recommends that City Planning Commission take the following actions:

APPROVE the zone change from PD-3 to RF-R at 5731 and 5749 Panama Street in the California community.

APPROVED:

Respectfully submitted,

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Chief Planner

Jennifer K. Walke
City Planner